150 HOUSES FOR SALE

Oak Bay Realty
FOR OAK BAY HOMES

OAK BAY SOUTH
Attractive 5-room home in choice location, close to golf club. Large living room with fireplace, family-sized dining room, bright, spacious kitchen. 2 good bedrooms. O-O-M heat. Full basement, dr-in garage. Easy garden, and the price is only $10,500
Please call Hal Wright, EV-5-7707 anytime.

DUPLEX ON WINDSOR RD.
Older building containing two 4-room suites. Heating is by single automatic oil hot-water unit. This could be converted to a very charming single family dwelling or continued as a revenue property. Beautiful location at 2464-2470 Windsor Rd., right cross from the park.
Full price $13,200
For further information contact R. L. Stiles, EV 5-7707 anytime.

LANSDOWNE SLOPE $13,650
Seven-year-old stucco bungalow, containing 3 bedrooms, thru hall. Separate dining area off living room. Large cabinet kitchen with breakfast space. No basement. Good storage with utility. Modern heating. Patio in easily-kept garden. Good terms.
Full price $13,650
For further information or appointment to view, call B. J. Leverton, EV 5-7707 anytime.

COSY FOR A COUPLE
Small, but oh, so nice, 2-bedroom bungalow with full basement and drive-in garage. Well located in the High Quadra area just a few steps to the bus. This makes an ideal retirement home. Immaculate condition throughout, and only $8750
Call W. G. Curtis, EV 5-7707 anytime.

QUALITY APPRECIATION
If you really appreciate quality in materials, construction and craftsmanship then you should make an effort to see this year-old 3-bedroom, 1½-bathroom rancher built on a large lot with sweeping ocean view. Extras include a large family room on the main floor, full basement, 2-car garage and large sun deck facing the water. Here is the space and grace usually found only in older houses, modelled to fit today's living needs. Excellent terms at $23,500
Early possession.
Call J. Mears, EV 5-7707 anytime.

QUIET, CONVENIENT AND COMFORTABLE
Just around the corner from Oak Bay Village shopping centre on Oliver Street. This 2-bedroom bungalow with its spacious airy rooms and Oil-O-Matic hot water heating is the type of home which has made Oak Bay famous as Canada's retirement centre. Beautifully proportioned, well decorated rooms and a small secluded garden at the back make one of the neatest little homes we have seen for a long while $12,600
Call R. Reynolds, EV 5-7707 anytime.

MEARS & WHYTE
Oak Bay Realty Ltd.
2188 OAK BAY AVE.

STEWART CLARK & CO.
606 Broughton St Phone EV 5-2481

JOAN CRESCENT 2 BEDRMS AND DEN
A most attractive bungalow, has patio-type entrance, large LR, full DR, den with FP, 2 good bedrms. Bsmt. Oil HW heat. Sep garage. $3,700 will handle $14,000
at full price of
EV 5-2481 Mrs. Elliott Eves. EV 3-4893

225 WILDWOOD
You will want to see inside. We have the key. Can be shown anytime. Through-hall plan, cosy LR, sep DR, elec kit, 2 bedrms, 4-pce bath, FC bsmt with oil heat. Sep garage. Just listed and priced to sell $10,500
quickly at
EV 5-2481 Mr. Lukey Eves. GR 7-2040

OAK BAY
This 3-BR stucco bung, close to the Avenue and shopping centre. Oil hot-water heating, all copper plumbing. Range wiring and dryer. 2,000-watt water heater in copper tank. Garbarator. Fully insulated. Sep garage and carport. Blacktop driveway. With terms $13,800
EV 5-2481 Mr. Crickmay Eves. EV 5-3170

CAPITAL CITY REALTY
650 Cormorant St. EV 4-1922

THREE BEDROOMS 871 DARWIN
Here is something extra, attractive 3-oedrm bung, full basement, all oak floors, lge cab kit, wired for range, garage. A fine, almost new stucco home on sewer and available on very good terms. Don't pass it up. Full price $10,950
Ken Walters, EV 5-7820. Evenings

GORDON HEAD RANCH TYPE
Lovely 6-rm stucco bung, LR 18x16 with FP, lge DR, cab kit, 4-pce bathroom, full cement basement with O-O-M and dr-in garage. A very good buy (with terms) for $12,950
Dirk Okker, EV 2-0224 Evenings

BRENTWOOD
6 acres, rough land, 3-room home, drilled well. Terms $4500
Good 6-room home near the sea on (approx.) 2 acres. Commercial property. Price $13,000
Nearly new N.H.A. home, fully modern, fireplace in basement. Oil-O-Matic heat. 1½ acres, city water. Price $14,750
4-room home, close to sea, propane furnace and range, attached garage. Terms $6500
See Brentwood Properties
7183 West Saanich Road
Phone Keating 233

McCANDLESS REALTY
830 Fort Street Phone EV 3-6111

SPECIAL $1350 DOWN Furnished Cottage
Four spotless rooms, living room, fireplace, light floors, two bedrooms, small bright kitchen with nook, cab, pantry, 3-pce bathroom, new oil range and tank. Rewired. Duroid roof. Nice garden. Low taxes. Handy location on bus line near Haultain Street. Furnished inc. fridge, washing machine.
REAL VALUE AT $6300
Eves., Mrs. Ramsdale. EV 4-5855

VIEW ROYAL, EQUITY MODERN 2-bedroom and den. Spacious lot. GR 9-2230.

RANDALL'S LIMITED

DUPLEX HOME AND REVENUE
BURNSIDE AREA, close in, one year old. Has three bedrooms, living room, dining room, large cab. elec. kitchen, Pembroke bath, level walk-in basement suite, self-contained, $70. Drive-in garage, oil heat. Account of illness this was greatly reduced to $15,000

$1000 DOWN 4 ROOMS
QUADRA WAY neat white siding bungalow, 10 years, cab. kitchen, oil range, living room, with heater, two nice bedrooms, utility room, nice lot, separate garage. Balance $65 per month. Good buy for a home or investment for rental purposes.
Price $5950
On two above please call
Mr. Davis, eves. EV 4-8614

$9950 JUBILEE AREA
Stucco bungalow with three bedrooms, living room with fireplace, separate dining room, full basement, separate garage, black-topped driveways. New wiring. New roof. Good terms to reliable party.
For further information, Ken Lowndes, eves GR 8-2151

$12,800 NEW VIEW ROYAL
This bungalow will be finished by March 1—has three bedrooms, large living room with dining room area. Full basement, oil package heat. Terms $3,500 down.
On two above, please call
Mr. Lowndes, eves. GR 8-2151.

MOUNT TOLMIE $8950
A really lovely stucco bungalow, built 2 years, 20-ft. living room with fireplace, 2 nice bedrooms, oak floors throughout, 4-pc Pembroke bathroom, large cabinet electric kitchen and utility room, oil furnace, attached garage with black topped driveway, on 65-ft. lot. Can be seen by appointment only.
Exclusive agent—Mr. Sudbury, eves. GR 9-1906

PLAYFAIR PARK
Superior stucco bungalow built 7 years, with 1,550 ft. living space. Living room 23 ft. long with fireplace, family size dining room, thru hall, oak floors, three large bedrooms, 4-pc Pembroke bathroom, cab elec kitchen with bright nook and large utility room. Full basement, auto oil heat, on sewer attached garage with extra room above that could be finished as fourth bedroom. This home is on a 75-ft. lot and is priced at $18,900
with very good terms.
Call Mr. Sudbury, eves. GR 9-1906

GEORGE RANDALL LTD.
1309 Douglas St. Phone EV 4-8109

SWINERTONS
(Established 1889)
620 BROUGHTON ST. EV 3-7181

ROOM TO LIVE
Yes, there is really lots of room for living in this well-built and nicely-designed, 7-rm bung, situated near Oak Bay Avenue. There are 3 or 4 bedrms, as desired, plus usual other rms, a full bsmt with automatic HW heat. Lot fenced and treed. Good terms. (Exclusive) $13,500
Mr. Crow, EV 3-7181, EV 2-0775

OWNER LEAVING
Quick possession of this very attractive, stucco bung with oak floors in the large LR and dinette, 2 bedrms with w-to-w carpet, full bsmt, oil heat. Down paymt only $2,500, or less with monthly pymts of $65 ..... $9950
Mr. Holland, EV 3-7181, EV 4-7659

TUDOR STYLE
Sea views from this handsome home situated on a large landscaped lot. Ent vestibule, LR 29x13, den 15x15, kit in knotty pine (wired elec), 3-pce Pemb bath, 3 lge bedrms up, full high bsmt with HA furn, drive-in garage. Terms $18,900
Mr. Cox, EV 3-7181, EV 3-3814

THE ROYAL TRUST CO.
That Certain Something. Call it charm, atmosphere or comfort. This distinctively individual English Tudor 3-bedroom home, situated close to Oak Bay High School, has that gracious charm you seldom find in any home regardless of price. The unusually large living room and master bedroom with its own private bathroom are only two of the many features. The den will leave you breathless with its charm and appeal. Situated on two acres of privacy and seclusion.
Price $29,500
A. E. Coles
The Royal Trust Co.
1205 Government St.
EV 3-4126 Evenings EV 2-8752

WATERFRONT SAANICH SECLUSION
A real gentleman's estate consisting of more than 5 acres of wooded and landscaped land, plus a modernized 4-bedroom home. This is truly a fine property for the retired businessman or the executive type who wants privacy and a place to relax or entertain. Appointments to view are a must. See this TODAY. Asking $50,000
Terms
Please Call Mr. Agar
JOHN BLAIR LTD.
620 View St. EV 3-3742 anytime

Saanich Realty
3943C Quadra GR 9-1195
Where parking is no problem

ROYAL OAK
View of Olympics and Sooke Hills. Exceptional construction; finest oak floors. Wonderful yet simple landscaping. 1,200 sq. ft. includes LR with FP, large attractive kitchen, 2 bedrooms plus, lovely guest suite in basement. You cannot afford to miss this—it's today's best buy at $14,000
Some terms.
For appointment to view please call GR 9-1195 H. Payne, Sidney 330N

FAMILY HOME
Four bedrooms, full basement. Newly decorated. Wired for electric range. Low down payment. 3521 Shelbourne. Apply 1691 Pear. No agents.

$8,600 3-YEAR-OLD BUNGALOW within an easy walk of downtown. Nice plan with 4 large rooms. Ideal for retired couple with no steps and automatic heat. S. Hargrave Realtor, EV 4-9827 anytime.

Brown Bros.
AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

NHA
APPROX. 1200 SQ. FT. FLOOR SPACE
Brand new 6-room stucco bungalow with full bsmnt, oil heating, spacious rooms. Close to schools, stores and transportation. Reasonable down payment. $13,990
Full price .....
Please ask for Mr. Lawson.
Eves. EV 2-4867; Days, EV 5-8771

CUTE AND COSY
IDEAL FOR OLDER COUPLE
For anyone who is looking for a very neat and comfortable little home with part basement, hot air heating, 3 good-sized rooms and full bathroom; nicely landscaped lot, separate garage and workshop, small chicken house, quiet street paved, with sidewalks. Handy to town. Full price, with generous terms $5950
Please ask for Mr. Lawson.
Eves. EV 2-4867; Days, EV 5-8771

JUBILEE AREA 4-ROOM STUCCO
This attractive little home is situated ½ block from hospital and transportation on improved street. 20' living room, 2 nice bedrooms, large kitchen with dining area, separate garage and small greenhouse. No basement. The perfect home for older couple and a good buy with some terms, at the price of $7350
Mr. Hill, EV 5-8771
Res., EV 3-7585

PRACTICALLY NEW 6 DELIGHTFUL ROOMS
This spacious bungalow was built to order by one of Victoria's leading builders. Handsome large LR and medium size DR, 3 bedrooms, one exceptionally large, 4-piece bath with built-in vanity. Full cement bsmt, with G-E oil furnace. Mtge. $10,500. Int. 5¼%. Payments $83.70 PIT. This fine home is situated on high ground, in well-developed new subdivision within 4-mile circle. Full price $16,950
Mr. Hill, EV 5-8771
Res., EV 3-7585

HIGH AND QUIET CEDAR HILL
Large LR with fireplace, full dining room; cab elec kit with nook, 2 good bedrooms. Full basement with furnished rumpus rm and fireplace. Auto oil hot-water heat. Sep garage. This 9-year-old home is near Cedar Hill Golf Course. With $13,150
terms, only
Call Cec Pearce, EV 5-8771
Res. EV 5-4621

OAK BAY MOVE IN NOW!
3-bedroom home on Eastdowne, 8 years old, full basement, auto oil heat, landscaped lot. A nice-looking house, close to schools, bus, etc. JIM RANSON would be happy to show interested parties through.
Price $15,000
Res., EV 5-6614; Office, EV 5-8771

HICKS REALTY LTD.
1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

GORGE
8 rms plus lge LR, lge DR, lge den with FP, lge kit with pantry, 4 bedrms, FC basement, HA heat, 3-pce bath, well built, lge lot, fruit trees. Asking $10,750
But you make an offer.
Bert Bryant, EV 2-5104 anytime

ACREAGE
Just under an acre, good soil, 7 yrs old, 2-bdrm home with many desirable features. Wall-to-wall carpet, copper hot water tank. Full insulation, elec heat, utility. Down payment only $1,500. $6350
Good value at.
Bill Pelton, EV 2-5104 anytime

VALUE UNSURPASSED
Here is the greatest value-packed offer of recent times. A thoroughly modern ranch-type home of expensive construction situated in one acre of park and orchard. Contains 1049 sq. ft. luxurious living space. Faces south and receives the sun into every room, has exalted views over water to the Olympics and Sooke Hills. Wide entrance and thru halls, extra lge LR with 2 picture windows and super FP, sep DR, model kit with dining area, 2 bdrms with extra lge closets, 3 adjusting mirrors, sun room with French doors to sundeck. Full cement basement, extra rooms, double garage. A bargain at, with terms $23,500
P. G. Jackson, EV 2-5104 anytime

RURAL
Only 3 yrs old, this charming bungalow on lge treed lot is entirely modern. Cab kit with elec stove included in price, 2 bdrms and a 3rd in the basement, LR, dining area, tile, and HW floors, Oil-O-Matic. Immediate possession and good terms. Price only $11,500
Mrs. Lachlan, EV 2-5104 anytime

DICKIE & CO.
REALTY & INSURANCE
833 Fort St., EV 2-4312, EV 5-4334

NEW, NHA, 3 BR! PLUS SUITE!
TRY $1,000 Cash. IMMEDIATE POSSESSION. WHY GAMBLE? This is for sure. Enjoy features like McClary Oil-O-Matic furnace, all oak floors, EXTRA PLUMBING and framed rumpus room 16x30, in the basement. Set low beneath the OAKS with a view and with heavy-bearing apple, plum and pear trees. Lovely living room with mahogany panelling and floor-to-ceiling fireplace. The owner will consider mortgages or agreements of sale in lieu of cash up to $2,000.
Please call Wess Dickie,
EV 2-4312; eves, EV 3-3640.

GOING EAST
Four rooms, clean and tidy; oil range in lovely cab kitchen, combined with living room. Pembroke bath, very large utility room. Also car shed. This lovely little home is only 9 yrs old and must be seen to be appreciated. $5500
$3,000 cash. Only
Call Mr. Baird at EV 2-4312,
Eves, EV 4-0483.

BY OWNER LANSDOWNE SLOPE
3-bedroom NHA bungalow, full basement, 4-piece vanity bathroom, automatic oil heat all oak floors, fully landscaped and fenced 5¾% NHA mortgage. Cash required to mortgage.
For full particulars
apply owner
PHONE EV 4-2834

DALBY & CO.
REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

INVESTMENT
If you want a sound buy for your money look over this James Bay apt. SHOWING 18% ON FULL PRICE. FURNITURE AND LINEN INCLUDED $11,900
at only.
Stan Kennedy, res. EV 4-4894

GORDON HEAD, SWEEPING OCEAN VIEWS AND BEAUTIFULLY LANDSCAPED, EXCEPTIONALLY WELL BUILT, MOST ATTRACTIVE 6-ROOM BUNGALOW. NO STEPS. OIL-O-MATIC HOT WATER HEATING. PRICED TO SELL AT ONLY $15,500. PLEASE, NO PHONE ADDRESSES. FOR APPOINTMENT TO VIEW CALL ROBERT MITCHELL, RES. EV 3-4473. HARRY FOSTER LTD. EV 2-2101.

KING REALTY
Weller Bldg.
609 Broughton St. EV 3-2131

DUPLEX ONLY $1000 DOWN
Rent of lower suite $75 carries agreement. Full basement with extra bedroom, oil HA heat, sep garage. Hollywood Cresc. district. Only $10,500
Mr. O'Toole, eves, EV 3-8340.

NHA RANCHER $76 A MONTH
1,460 sq. ft. with 3 large bedrms. 15x21 living room, large kitchen plus dining room. ON SEWER. $12,000 NHA MTGE. THE BEST BYU IN TOWN.
ONLY $14,700
Lee Hallberg, EVES. EV 5-8510

MORE FOR LESS
Is sometimes available. My friend, hospitalized, has a modern, 2-BR home like those you see under construction in various subdivisions. This is on sewer and priced at ONLY $9750
Please call me for details.
George Dickason, eves. EV 3-0449

RURAL RETREAT
This modern 2-BR bungalow has a spacious LR with FP. Attractive well-planned grounds. Located within 10-mi circle on bus route, oil heat. Low taxes. Priced below replacement cost $9500
for cash sale at
Bel Shragge, eves. EV 2-8802
C. A. Ross, GR 8-1817.

NEW HOME Ready in Two Weeks
Pay more down and pay less is the proposition the builder has made to me to sell this 2-bdrm home. Kitchen, living room, bathroom, no bsmnt, oil furnace, carport, ½ of an acre in low tax area.
$1000 Down, $8000
$75 month
$1500 Down, $7900
$70 month
$2000 Down, $7800
$65 month
George Dickason, eves., EV 3-0449

A HOME LIKE This Is Seldom For Sale
in this Select Rockland District. This Charming Spacious Home is only 11 years old and is designed for gracious living. The main floor has large LR with attractive FP, sep DR, panelled den, electric kitchen, bath and large master BR. There are 3 large BR, sewing room and bath up. Lovely small secluded garden. Terms. Asking $21,000
Price
Bel Shragge, eves., EV 2-8802

F. N. Cabeldu
1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

WATERFRONT ALBERT HEAD
Comfortable 6-room home situated on nearly 1 acre of WATERFRONT PROPERTY with EXCEPTIONAL view of Juan de Fuca Straits and Olympic range. House comprises living room with FP, separate DR, den with FP, 2 twin-size BRS, 4-pce bathroom, kitchen and utility. Full dry basement with auto oil H-A, city water. Taxes $53. Full price $20,000
Further particulars B. Gorely or B. Hindson, EV 3-7174

$2275 DWN PAYMENT
$13,750 NHA, on sewer, 3-bedroom stucco bungalow, oak floors, metal windows, full cement basement, Oil-O-Matic drive-in garage. Just completed ready for occupancy.
Mr. Bennett. Eves. EV 3-6313.

REAL SECLUSION In the Middle of Oak Bay
A beautiful Tudor style home with nearly 2 acres of land affording absolute privacy. There is a most gracious hall, with open stairway to the second floor, large, well-proportioned living room, guest-sized dining room, conservatory, kitchen and pantry and powder room. Upstairs are 3 nice bedrooms, two full bathrooms and most attractive den with fireplace. There is an additional bedroom and full bathroom in the basement, also laundry room and furnace room. The furnace is hot-water, oil fired and there is a 68 gal. hot-water tank. Other features include lovely rose garden, fruit trees, underground sprinkling system. Going for the very attractive price of $29,500
Call Mr. Blenkinsop.

HEISTERMAN
BUNGALOW EXCLUSIVE
Year-old two-bedroom bungalow, modern dry wall construction, oil range included. On large treed lot. Enough area can be arranged to build a second house or sell off lot. $2,000 to handle, balance $70 per month.
Jubilee area $8950
Mr. Hamilton, EV 3-4161,
Eves. GR 7-1855

FAIRFIELD
Situated within walking distance of city centre and park. This home is older but completely redone. Oil heat, full basement, 2 bedrooms and den, smart kitchen. Spotless outside and in.
Full price $9500
Mr. Gaddes, EV 3-4161.
Eves. EV 5-7619

HEISTERMAN & COMPANY
(Established 1884)
1121 Blanshard Street EV 3-4161

OFFERS WANTED
A SMART LITTLE HOME THAT MUST BE SOLD. BEAUTIFUL MAHOGANY PANELLED CABINET ELECTRIC KITCHEN, TWO LGE BEDROOMS, LIVING ROOM 15X24, SMART FIREPLACE, OIL-O-MATIC HEAT, FULL BASEMENT. IN GOOD LOCATION. Asking only $11,000
Try your down payment.
Please call B. CARTWRIGHT at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

NEW STUCCO BUNGALOW
6 lovely rooms, 1,150 sq. ft. of floor space. Electric kit, full basement, O-O-M heat, drive-in garage. For lovers of high grounds and rock gardens this is the place. Will accept reasonable offers on down payment.
Full price $13,500
Contact J. DeMan EV 4-2402.

H. A. HUMBER LTD.
620 View St. EV 2-9161

WATERFRONT, CLOSE IN AT 946 FORSHAW. LAID OUT FOR BASEMENT APARTMENT. OIL-O-MATIC HOT WATER HEATING. DOUBLE SEPARATE GARAGE. ASKING PRICE $21,750
ROBERT MITCHELL, RES. EV 3-4473. HARRY FOSTER LTD. EV 2-2101.

$1,000 DOWN. IF YOU HAVE $1,000 and can pay $88 a month, you can have a new N.H.A. home of 1,200 sq. ft. with one and a half baths. Full basement, Oil-O-Matic heat, on this nice lot in the Blenkinsop area. Full price $14,200. Dial Mrs. V. Roberts now and see the plans at EV 5-8101 or EV 2-1988. Morey & Johnstone Real Estate, 2244 Douglas Street.

1,310 SQ. FT., $11,700 FULL PRICE $1,650 down, $79 per month including taxes. Consists of 3 bedrooms, carport, L-shaped living-dining room, large cabinet kitchen, 4-pce bath including large vanity. Planter and bookshelves, fireplace. If you can afford higher payments for short time will take less down. To see phone EV 2-7904.

B.C. LAND
& Investment Agency Ltd.
Our 46th Year in Real Estate

AN UPLANDS RESIDENCE
View sea and Olympics, 7 fine rooms, 3 bedrooms, 2 bathrooms and wash room. TV den. Superior construction. Beautiful garden. More particulars on request. Price $36,000

OAK BAY TUDOR
Charmingly located on a double lot with trees. Six rooms, 3 bedrooms. Near sea. Ideal for small family. Price $19,500
Call Mr. Vivian Bagshawe, EV 4-6115 anytime.

EXCLUSIVE 3377 SALSBURY WAY
Immaculate 2-bedrm home built by Pollard amongst the oaks in High Quadra. Features lge liv room, sep din room and modern elec kitchen. Full bsmt, oil heat and D-I garage. $4,000 dn and $85 a month will give possession.
Full price $13,500
To view please call Allan McGillivray, at EV 4-6115 anytime.

UPLANDS BEAUTY VIEWS AND CHARM
This fine 2-year-old home is offered here for the first time, and will be a pleasure to show you. Attractive brick and stucco exterior with attached double garage, ample grounds with oak trees. Interior — entrance hall to spacious living room, dining room and kitchen with all the latest features plus large nook and utility area. View of Olympics and the sea. Two large bedrooms and beautiful bathroom. Open stair to lower-level entering into a delightful den or rec room with open fireplace. The entire basement is improved with a nicely-furnished bedroom, 3-pce shower bath, workshop and furnace room with Armstrong package oil heating plant. This home is first quality throughout and will bear the closest inspection.
Clear title. Price $29,500
View by appointment only.
Exclusive Listing.
Please call Mr. W. O. Cameron, EV 4-6115.

B.C. LAND
& INVESTMENT AGENCY LTD.
922 Government St. EV 4-6115

HARRY FOSTER LTD.
Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

GORGE $2500 Down
The best buy of them all! A modern sparkling stucco bungalow, on sewer and wired for washer and dryer. Oil-O-Matic heat (cost last year $75.00). A lovely living room with a fireplace, 2 bedrooms (also a nice one in the basement), a handy dinette, and an electric kitchen. Close to an excellent bus service.
$2,500 down, and Full Price $10,500
See this one with C. Vining,
EV 2-2101 — Res., GR 9-3766

Gordon Head SEA VIEW
Contemporary styled 3-bedrm home with a most interesting floor plan. Charming living-dining area separated by a decorative fireplace with raised hearth and rolled brass screen. Picture windows catching view of sea and mountains. Bright electric kitchen with breakfast area. Full basement with roughed in rumpus rm and den. Large landscaped lot fully fenced. An immaculate home with many interesting and expensive extras.
PRICE WITH TERMS $17,500
Exclusive with Pat Delaney, Ph. EV 2-2101. Res. EV 2-4956.

OAK BAY EASTDOWNE RD
FIRST TIME OFFERED. Spacious 6-room modern bungalow in an area of choice homes. Spotless condition throughout and contains all features that go to make a most livable home. Close to excellent schools, park and all conveniences. This is well worth seeing. Full price with clear title or $17,900
terms
Exclusive with Pat DeLaney, Ph. EV 2-2101. Res. EV 2-4956.

2—Lovely Homes 2.4 ACRES 2—Low Priced*
Here is truly food for thought. Owner offers his own eight-year-old de luxe ranch home with these fine features:
20x24' living room
20x30' kitchen and dining room
Utility and laundry room
Three lovely bedrooms
Pembroke bath
AND bomb-proof fourth bedroom and bath!
OIL HEAT, HARDWOOD FLOORS, completely DE LUXE!
And another four-room-plus rancher with 20x30' living-dining room, cab kitchen, two bedrooms, bath, plumbed for Bendix, oak floors and oil heat. WOULD RENT FOR $100 a month. School, shops, transportation ½ mile.
NOT ONE BUT TWO FOR $26,800
Terms arranged. PHIL SIMPSON, EV 2-7276; Rees EV 5-5542. Town & Country Homes Ltd.

ISLAND HOMES LTD.
2510 Douglas Street EV 5-7511

$1500 HANDLES
This excellent 5-room stucco bungalow, nicely located in handy district. Close to town and shops, school, bus, playground, etc. Wired for range, coffee-boiler, almost-new oil pkg. heat. 2 extra finished rooms in basement would make suite or bedrooms. Full price, balance as rent $11,000
Mr. Clarke or Mr. McDonald,
GR 7-6510 GR 7-3318
office EV 5-7511

High Gorge, $2500 Down
5 rooms with extra in basement. Built 9 years ago and loaded with extras. Close to bus, nice surroundings. Priced below replacement $10,900
TED CHARTRES, EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

FAIRFIELD
Modern stucco, thru hall plan, featuring stylish kitchen with large dining area. Full basement has oil heating unit, drive-in garage and rumpus room started. Easy terms arranged $11,975
M. Warawa, Res. EV 2-3088

ISLAND INVESTMENT CO.
EV 4-7146

SUITE IN BASEMENT. $3,500 down, maybe less, on this 6-month-old 3-bedroom home with many unusual features, such as mahogany cabinets and panelling in kitchen. Knotty cedar panel in living room. Thru hall parking $16,250. Vivienne Appleyard Phone EV 2-4755 anytime. J. H. Whittome & Co. Limited. EV 3-4255.

PEMBERTON WOODS DISTRICT—$16,500. $3,500 down. N.H.A. financed. 4 months old. 1900 Richardson, corner lot. 3-bedroom bungalow, 1,230 sq. ft. Full basement, oil heat, drive-in garage; large mahogany cabinet kitchen; corner fireplace; 4-piece bathroom and vanity. Occupancy latter part of March. EV 5-8227 for appointment.

BUILDING A HOUSE IS NO problem. Call us anytime to discuss things or ask your agent to see us. Most reasonable guarantee. Many plans to choose from. Kasapi Constr. Co. Ltd. Ph. EV 5-5614.

NEWSTEAD
REALTY LTD
766 Fort Street EV 2-8117

TAXES - TAXES - TAXES Only $29
Yes move to Langford and avoid excessive taxes. This well located home with LR, large kitchen with eating area, 2 good bedrooms. Utility room, 3-pce bath. Cedar siding. Duroid roof. Separate garage. Nice fenced lot. 3 fruit trees, garden space, school, shops and transportation close. $6500
Full price only .....
With terms.
To view call F. Salter, EV 2-8117 or eves: EV 4-7239.

SMART RANCHER FAIRFIELD $11,950
Lovely living room with fireplace, 2 bedrms, beautiful kitchen, cosy dining area, attached garage. A real buy.
Phone George H. E. Green,
EV 2-8117. Eves., GR 7-1427

OAK BAY NEAR GOLF COURSE 3 BEDROOMS
New well-designed bungalow on corner lot. Combined LR and DR with attractive fireplace, elec cabinet kitchen, vanity bathroom. Full cement basement, insulated throughout. A beautiful home in a top location.
Full price $17,950
P. G. Williams, EV 4-9305, res. EV 4-9657

$1000 DOWN
HIGH GORGE — 4-room white stucco bungalow with full basement and extra room plus garage. A clean and cosy clear title home, consisting of 16 ft. living rm. with fireplace, electric cab. kitchen, 2 bedrooms and bath. Low taxes and reasonable monthly payments. Why waste your money on rent? Full price $7500
only
For appt. to view, phone Alf Beeber, EV 4-9305, res. EV 5-2875

$8,150 — OLDER-TYPE BUNGALOW in very lovely condition, near Haultain. Contains 5 large rooms and full basement. Must be sold. S. Hargrave Realtor, EV 4-9827, anytime.

4246 ORANGE RD. (OFF CAREY RD.) Clean, cosy 4-rm cottage on one acre good soil. $1,500 handles. Good value. Full price $6,400. Ken Walters, EV 5-7820. Capital City Realty, EV 4-1922.

C.N. Montague
CO. LTD.
1028 Blanshard at Fort EV 4-9318

GORGE $2500 Down
The best buy of them all! A modern sparkling stucco bungalow, on sewer and wired for washer and dryer. Oil-O-Matic heat (cost last year $75.00). A lovely living room with a fireplace, 2 bedrooms (also a nice one in the basement), a handy dinette, and an electric kitchen. Close to an excellent bus service.
$2,500 down, and Full Price $10,500
See this one with C. Vining,
EV 2-2101 — Res., GR 9-3766

Gordon Head SEA VIEW
Contemporary styled 3-bedrm home with a most interesting floor plan. Charming living-dining area separated by a decorative fireplace with raised hearth and rolled brass screen. Picture windows catching view of sea and mountains. Bright electric kitchen with breakfast area. Full basement with roughed in rumpus rm and den. Large landscaped lot fully fenced. An immaculate home with many interesting and expensive extras.
PRICE WITH TERMS $17,500
Exclusive with Pat Delaney, Ph. EV 2-2101. Res. EV 2-4956.

OAK BAY EASTDOWNE RD
FIRST TIME OFFERED. Spacious 6-room modern bungalow in an area of choice homes. Spotless condition throughout and contains all features that go to make a most livable home. Close to excellent schools, park and all conveniences. This is well worth seeing. Full price with clear title or $17,900
terms
Exclusive with Pat DeLaney, Ph. EV 2-2101. Res. EV 2-4956.

2—Lovely Homes 2.4 ACRES 2—Low Priced*
Here is truly food for thought. Owner offers his own eight-year-old de luxe ranch home with these fine features:
20x24' living room
20x30' kitchen and dining room
Utility and laundry room
Three lovely bedrooms
Pembroke bath
AND bomb-proof fourth bedroom and bath!
OIL HEAT, HARDWOOD FLOORS, completely DE LUXE!
And another four-room-plus rancher with 20x30' living-dining room, cab kitchen, two bedrooms, bath, plumbed for Bendix, oak floors and oil heat. WOULD RENT FOR $100 a month. School, shops, transportation ½ mile.
NOT ONE BUT TWO FOR $26,800
Terms arranged. PHIL SIMPSON, EV 2-7276; Rees EV 5-5542. Town & Country Homes Ltd.

OAK BAY
6-rm older 3-bedrm siding one-floor family home, full bsmt. Excellent location north of the Avenue. Low taxes.
Asking price $7500
Call B. E. Porritt, EV 4-9318,
EV 4-6152

OAK BAY
7 yrs. 1,500 sq. ft. This SPACIOUS 7-rm stucco semi-bung is immaculate in every detail. Entrance hall, large central hall, gracious LR, FP., guest DR, 2 TWIN-SIZE bedrms; all HW floors. Lge elec kit, utility, small den. LARGE DORMITORY UP, suitable for 3 boys or girls. Lots of closets. Oil-O-Matic. Garage. Asking price (clear title) $14,750
Ruth E. Hutcheson, EV 4-9318,
GR 8-3536.

HIGH, WIDE AND HANDSOME
"UPLANDS" OF CEDAR HILL
2-tone rancher, 1,556 SQ. FT. of gracious living area in a desirable setting of oaks, lawns and natural rock garden. Spacious entrance hall, LR 26x15, FP, with 15 ft. MANTEL AND BOOKCASES. DR off. Cabinet kit, 3 bedrooms (2 twin size) 4-pce bath. 2 RMS AND 3-PCE BATH in bsmt. Drive-in. Oil heat. Plumbed for automatic washer. OWNER TRANSFERRED. $7,400 MTGE 4½%, $78 MO. PIT. Must sell for only $19,500
Ruth E. Hutcheson, Ph. EV 4-9318, GR 8-3536.

RETIRING ON SMALL PENSION?
Low price—low upkeep. Six-year-old stucco. Immaculate, fully insulated, spacious rooms. Excellent small garden, young fruit trees and berries. Spacious garage (stucco) and workshop. Cement driveway and sidewalk $8400
never ever offer for cash
Mr. Betts, EV 4-9318, EV 3-2998
Exclusive

PRIVACY
For PRIVACY, VIEW and CONVENIENCE this 7-yr-old modern stucco bungalow will appeal to you. 3 bedrooms including a large double room in high basement. Large ELECTRIC KITCHEN WITH UTILITY plumbed for automatic washer. Attractive LR with view windows. Convenient to stores, school, and on bus lines. Terms arranged with $2,000 down. Full price $10,750
Contact Bill Lidlow, EV 2-7276,
Res. EV 3-5101
Town & Country Homes Ltd.

4 BEDROOMS $1000 DN
QUALITY PROPERTY IN JAMES BAY AT A REASONABLE PRICE IS SO HARD TO FIND. IMAGINE 4 BEDRMS, LIVING ROOM, DINETTE, LOVELY CABINET KITCHEN, OIL RANGE, MATCHING STUCCO GARAGE, FULLY LANDSCAPED. ONLY $9400
CALL CLIFF STRETCH, EV 5-6741 OR EV 2-7436. NORTHWESTERN SECURITIES OF VICTORIA LTD.

CEDAR HILL, POSSESSION FEB. 28. $2,316.40 down, $13,975. Beautiful sparkling new N.H.A., 1,100 sq. ft., 3-bedrm bungalow with full basement, drive-in garage and Oil-O-Matic heating. Lovely garden lot 1 block from school and bus. Call George Thorneloe, Ph. EV 2-7276, res. GR 7-2771. Town & Country Homes Ltd., 1923 Quadra.

CADBORO BAY BUNGALOW, close to the stores, bus, church, Hobbs school and the beach. Living room, 2 bedrooms, den, kitchen and sun room. Full basement and hot water heat with oil. Lovely garden with fruit trees. View of the sea and mountains. Price $12,950. S. Hargrave Realtor, Ph. EV 4-9827 anytime.

BUILDER'S SACRIFICE — THREE-bedroom, new, stucco and polished siding bungalow on treed lot, six minutes from town. Full bsmt, auto oil heat. Full price $12,500 with $2,500 down and easy terms. Call B. Travers-Smith, EV 2-4255 anytime and EV 5-6653 eves. J. H. Whittome & Co., Limited. EV 2-4255.

GORGE — $6,300
Three-room home with full basement and in good condition. Excellent lot with fruit trees; separate garage; connected to sewer. Immediate possession. $1,750 to handle. Please call Herb Hodgson, EV 3-2101; res. GR 9-2114.
HARRY FOSTER LTD.

THREE FLATS
Circumstances force sale of this excellent self-contained stucco triplex. Owner will accept as little as $3,000 down, and its own income will pay off the balance. Here is opportunity. Asking $18,950. Please contact Fred Campbell of Harry Foster Ltd., phone EV 2-2101, res. EV 4-5572.

LANGFORD LAKE WATERFRONT—age, Leigh Road. Two-bedroom bungalow. Large view living room. Wired for electric range. Hot-air furnace. Wharf and separate changing house. Available now. $8,250. Terms, third cash. EV 3-4011 days; GR 7-1135 eves and Sunday.

COSY FURNISHED COTTAGE, choice lot, Tattersall Drive, $3,800. Half cash. EV 3-7180.

QUICK SALE, HIGH QUADRA, 2 bedrooms, full basement, oil heat. EV 2-9292 after 5 p.m.

FINANCIA